035.0	0002	0035.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	692,800	/	692,800
USE VALUE:	692,800	/	692,800
ASSESSED:	692,800	/	692,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	HEATH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERLINGHIERI MARIO A & JUDITH
Owner 2:	TRUSTEES/ MJB HEATH TRUST
Owner 3:	
Street 1:	15 MORTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERLINGHIERI MARIO A -
Owner 2:	BERLINGHIERI JUDITH A -
Street 1:	15 MORTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,451 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1956, having primarily Vinyl Exterior and 1800 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6451.000	300,100		392,700	692,800
Total Card	0.148	300,100		392,700	692,800
Total Parcel	0.148	300,100		392,700	692,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.89 | /Parcel: 384.8

Legal Description

User Acct 24342

GIS Ref

GIS Ref

Insp Date 11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

!2873!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0002-0035.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	300,300	0	6,451.	392,700	693,000	693,000	Year End Roll	12/18/2019
2019	104	FV	271,500	0	6,451.	355,800	627,300	627,300	Year End Roll	1/3/2019
2018	104	FV	271,500	0	6,451.	337,400	608,900	608,900	Year End Roll	12/20/2017
2017	104	FV	255,000	0	6,451.	294,500	549,500	549,500	Year End Roll	1/3/2017
2016	104	FV	255,000	0	6,451.	251,500	506,500	506,500	Year End	1/4/2016
2015	104	FV	213,900	0	6,451.	233,100	447,000	447,000	Year End Roll	12/11/2014
2014	104	FV	213,900	0	6,451.	193,300	407,200	407,200	Year End Roll	12/16/2013
2013	104	FV	222,100	0	6,451.	184,100	406,200	406,200		12/13/2012

PRINT

Date	Time
12/10/20	18:12:57

LAST REV

Date	Time
04/05/19	12:45:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2873

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERLINGHIERI MA	1497-51		9/22/2016	Convenience	1	No	No		
HURLEY GERALD	1208-199		8/3/1999		270,000	No	No		
	14164-427		12/16/1980			No	No		N

USER DEFINED

Prior Id # 1:	24342
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
4/29/2000	Inspected	197	PATRIOT
3/2/2000	Measured	197	PATRIOT
8/11/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6451		Sq. Ft.	Site		0	64.	0.95	3									392,658						392,700	

Total AC/HA:	0.14809	Total SF/SM:	6451	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	392,658	Spl Credit		Total:	392,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	4 - Below Avg.		
Insulation:	5 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23333335
Const Adj.:	0.85510170
Adj $ / SQ:	147.648
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407750
Depreciation:	107646
Depreciated Total:	300104

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

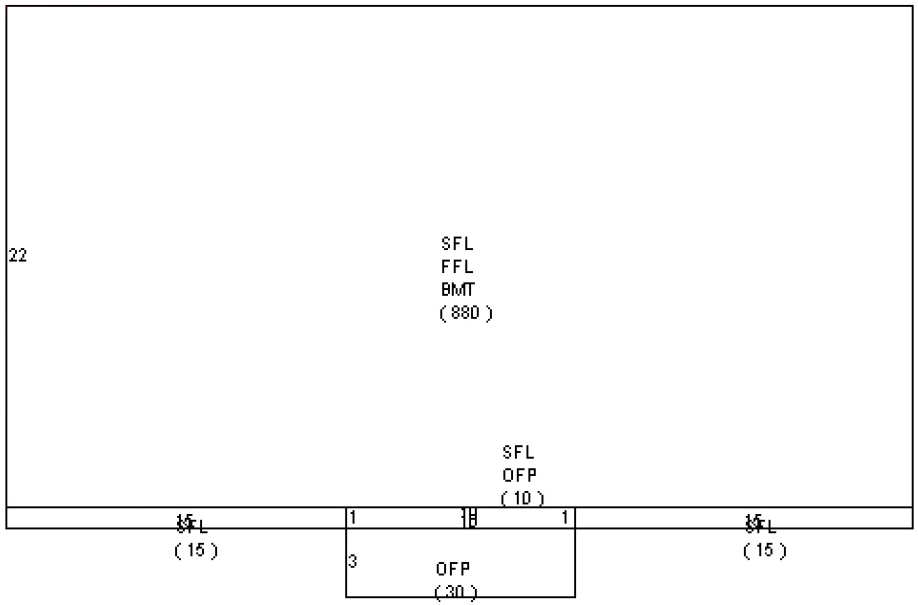
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.65
Special Features:	0	Val/Su Net:	110.33
Final Total:	300100	Val/Su SzAd	166.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	920	147.650	135,836
BMT	Basement	880	44.290	38,979
FFL	First Floor	880	147.650	129,930
OFP	Open Porch	40	37.620	1,505

Net Sketched Area:	2,720			Total:	306,250
Size Ad	1800	Gross Are	2720	FinArea	1800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0002-0035.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X9	A	FR	1970	0.00	T	49	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc